



Motorola 52nd Street Superfund Site Community Advisory Group (CAG) Meeting



Wednesday, November 1, 2006

6:00 p.m. to 8:00 p.m.

ADEQ - Room 250
1110 West Washington
Phoenix, Arizona

MINUTES

Members in Attendance:

Doug Tucker
Jeanne Lindsay
Mary Moore
Ruth Ann Marston

ADEQ Staff in Attendance:

Kris Paschall, Project Manager
David Haag, Project Hydrologist
Bill DePaul, Project Manager
Brian Stonebrink, Project Manager
Linda Mariner, Community Involvement Coordinator
Harry Hendler, Federal Projects Manager

EPA Staff in Attendance:

Leah Butler, Remedial Project Manager
Viola Cooper, Community Involvement Coordinator
Jose Garcia, Community Involvement Coordinator

ADEQ Contractor:

John Kivett, LFR

EPA Contractor:

Sue Kraemer, Shaw

Others in Attendance:

Andy Parker, CRA
Barbara Murphy, Clear Creek Associates
Calvin Goode
Dan Casicaro, SRP
Dan Coate, APS
David Gordon, Malcolm Pirnie
Donn Stoltzfus, City of Phoenix
Georgie Goode
Holly Appelgreen
Jeannie Chang, Brown & Caldwell
Jenn McCall, Freescale
Jerry Worsham IV
Jim Oliver
Laurie LaPat-Polaski, Geomatrix
Lee Anna Walker, ARCADIS
Mario Castaneda
Phil Burke
Rene Chase Dufault
Robert Mongrain, ARCADIS
Todd Manes, The Forrester Group
Tom Suriano, Clear Creek Associates

OU# 07-073

1. **Call to Order and Introductions – Viola Cooper, EPA Community Involvement Coordinator**
2. **OU3 Facility Investigations Updates See presentations below The following is a summary of discussion and questions & answers that occurred during each site's presentation.**

AdobeAir/ArvinMeritor/Cooper

A CAG member asked why wasn't the sewer line excavated after the Ground Penetrating Radar could not locate the pipe. Mr. Mongrain indicated there was anecdotal information about the sewer line and that they tried to confirm the location. The CAG member indicated that she hoped they completely investigate the sewer line. Another CAG member asked if the sewer line was private and that maybe a camera should be used to inspect the line. Again, Mr. Mongrain indicated that they were not sure if it actually exists and previous site drawings were not longer available due to a fire at the facility.

The TAG technical advisor asked what the 1989-1994 data and investigations showed. Mr. Mongrain replied that low and non-detect TCE concentrations were found in soils. The sampling procedures that were used during that time are now out-of-date so new sampling was recently done. This sampling showed increased concentrations of TCE in soil. ArvinMeritor removed tanks and excavated soils to reduce the source area concentrations. The subsequent samples showed detectable levels of TCE, but nothing over the non-residential levels. Monitoring wells were installed and all but one is non-detect for VOCs.

A CAG member asked about water depth in the area of monitoring. Mr. Mongrain replied that water depth was 89-90 feet and that the SRP wells had measured water levels at about 90 feet bgs. She asked about the well depth. The wells are approximately 90 feet deep. She also asked if more wells will be installed. Mr. Mongrain replied that if there is a significant source in the area, more wells will be put in.

The TAG technical advisor asked if the area can be resampled when the water levels in the wells rise. Mr. Mongrain replied that the wells have been consistently dry. If it rains, the water level will rise in the wells and then samples can be collected. More wells will be put in the area if it is determined to be a source area.

Arizona Public Service

A CAG member requested that the data for the monitoring well ports be provided in a chart form as it would be easier to understand and compare with data from the other facilities.

A CAG member asked when the last flood event occurred in the area. APS was not aware of the time of the last flood event but said that as part of continuing work, APS will evaluate the flooding events of the Salt River as it affects site contamination.

The TAG technical advisor asked why the soil-gas survey sampled to a depth of 20 feet below ground surface (bgs). APS replied that they sampled as far down as the contamination persisted and could still advance the direct push rods as part of a vertical/horizontal step out plan. They were also following the step out protocol in their work plan.

A CAG member asked how APS was following up with high concentrations found deeper than 20 feet bgs. APS replied that the soil-vapor monitoring well was installed with four ports that take samples at different depths, ranging from 3-75 feet bgs.

A CAG member asked about the type of soils found in the area. APS replied that there are fine-grained, silty, sandy soils in the shallow area with sand, gravel, and cobbles in deeper layers. Mr. Oliver indicated that the APS wells were installed in the EPA zones of shallow, middle and middle 2 zones.

A CAG member asked about the relationship between APS and Southwest Solvents. APS replied that it is a Maricopa County facility. A CAG member asked how much of the contamination on the APS property could be attributed to the adjacent county facility. APS replied that they can not determine the extent of that contamination at this time because the existing data is applicable only to contamination from the APS facility. APS will investigate soil-vapor across the street so that the potential source can be further characterized. Questions were raised regarding the previous case closure of the Maricopa County facility. Specifically, the CAG asked if the previous case closure will prevent future investigations from being carried out at the site. ADEQ replied that no one present at the meeting could speak to this specific issue but that they would get back to the CAG at the next meeting on November 8th.

A CAG member asked if the OU3 boundary could be extended to accommodate other sources outside of the

current site boundaries. ADEQ replied that this issue continues to be addressed through upper management discussions. EPA and ADEQ will keep the CAG informed regarding new developments concerning the site boundaries.

Baker metal Products

A CAG member asked the name of the previous church. Mr. Smith said he would provide the information to EPA.

A CAG member asked if the VLEACH model, used by Baker Metal Products, can be used in other facility and property investigations. Mr. Smith explained the 2-model approach that was done to model the Baker site. He explained how they incorporated the existing soil and soil vapor data and possible spillage to assess impact. The CAG expressed an interest in learning more about the VLEACH model in general. ADEQ and EPA will work out a way to bring it into a future CAG meeting, if the interest is still present.

Paul McCoy's Laundry-Sue Kraemer (EPA's consultant) presented on behalf of EPA

Phoenix Newspapers

A CAG member asked if there is a well under the property and, if so, could the well be sampled. Mr. Hall replied that, yes, there is a well under the facility but it has been abandoned and completely sealed off so it cannot be sampled.

A CAG member asked for the details of the Remedial Investigation Work Plan for the soil gas investigation. Mr. Hall replied that the details will be provided after the Work Plan is approved by EPA.

A CAG member asked why soil-gas sampling was not conducted more than 10 feet bgs. Mr. Hall replied that this sampling is targeted to determine soil-vapor concentrations and not solvent concentrations in the plume. Additionally, Mr. Hall said that sampling becomes quite difficult at 10 feet bgs and deeper due to the presence of large cobbles.

A CAG member asked what Phoenix Newspapers expects to find at their facility. Mr. Hall responded that they expect to find PCE concentrations less than 1 ppb.

Salt River Project

A CAG member asked about the northern extent of the site. The site extends to Jackson Street.

A CAG member asked if the nearby railroad is thought to be a contributor to contamination. SRP replied that there is no indication that solvents were transported via the railroad.

3. Joray Corporation/Kachina Testing Laboratories - ADEQ

See presentation below

4. Lindon Park Neighborhood Technical Advisory Grant Announcements - Mario Castaneda

A Lindon Park Neighborhood (LPN) TAG meeting was held in September. Mr. Castaneda is reviewing reports and data and intends to incorporate a graduate student's work on the groundwater model. Recently, he reviewed the data from the 2005 Effectiveness Report.

Mr. Castaneda suggested that it would be better for wells to be sampled at discrete intervals or just at one point as opposed to the longer screen intervals of existing wells. Mr. Castaneda will discuss this approach to sampling

with the CAG, EPA, and ADEQ. He would like to set up meetings to go over the technical reports and his comments.

The LPN is trying to meet with the community to communicate the site's basic concepts and the cleanup process. The LPN intends to set up a workshop to go over these basic concepts. The LPN members will try to increase the attendance of these workshops and meetings possibly by meeting a local high schools or elementary schools.

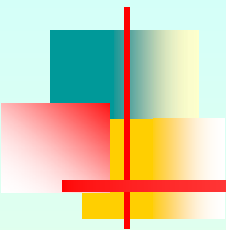
5. Community Involvement Plan Update Survey – Linda Mariner, ADEQ

Ms. Mariner explained that a community involvement plan update questionnaire would be mailed out with the site-wide fact sheet that has been prepared and is waiting for approval by EPA. She asked the CAG if the site mailings (including fact sheets and notices) should continue to be sent out to the site mailing list in both Spanish and English. The CAG unanimously responded that these mailings need to be sent out in both languages all the time. In addition, the CAG suggested that each mailing contain a brief paragraph on the history and importance of the site to provide context to readers.

6. CALL TO PUBLIC

7. Future Meeting Plans

The meeting was concluded with Ms. Cooper reminding the CAG that the next meeting was scheduled for November 8, 2006 in one week. At that time ADEQ would be able to give their site geology presentation along with the scheduled OU1 & OU2 Five-Year Review Report overview.



Motorola 52nd Street Superfund Site

Community Advisory Group
November 1, 2006



**Arizona Department of
Environmental Quality**



**U.S. Environmental
Protection Agency, Region 9**



Agenda

- **Call to Order/Introductions**
- **Operable Unit Three – Facility Investigations Update (EPA)**

AdobeAir /ArvinMeritor / Cooper – 500 S. 15th St.

Arizona Public Service – 500 S. 2nd Ave.

Baker Metal Products –1601 E. Madison St.

Paul McCoy's Laundry – 1624 E. Washington St.

Phoenix Newspapers – 120 E. Van Buren St.

Salt River Project – 1616 E. Lincoln St.

- **Joray Corporation / Kachina Testing Laboratories Facility (ADEQ)**



Agenda Cont'd.

- Review of Site geology (ADEQ/LFR presentation)
- Lindon Park Neighborhood Technical **Assistance Grant** Announcements
- EPA/ADEQ Announcements
- Call to Public
- Future Meeting Plans/Agenda Discussion
- Adjournment



Call to Order & Introductions

- **ADEQ Project Staff**

- Kris Paschall, ADEQ Remedial Project Manager
- Bill DePaul, ADEQ Remedial Project Manager
- David Haag, ADEQ Project Hydrologist
- Linda Mariner, ADEQ Community Involvement Coordinator

- **EPA Project Staff**

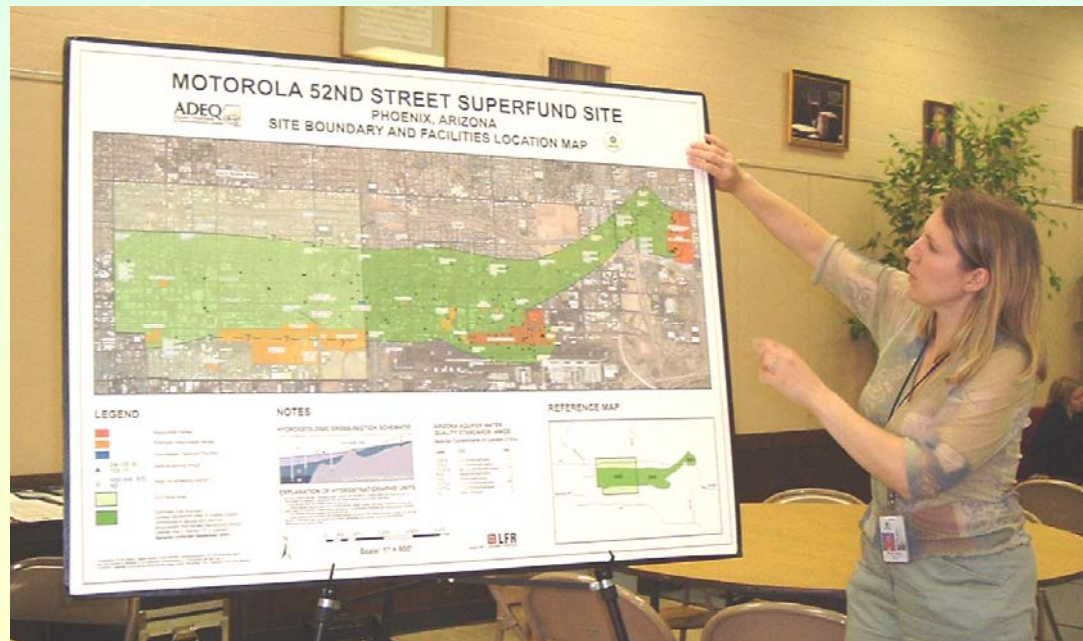
- Nadia Hollan Burke, EPA Remedial Project Manager (Lead EPA PM)
- Janet Rosati, EPA Remedial Project Manager (OU3 Groundwater Activities)
- Leah Butler, EPA Remedial Project Manager
- Viola Cooper, EPA Community Involvement Coordinator

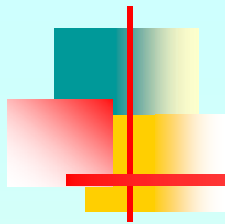
- **CAG Members**

- **Community Members & Interested Parties**

OU3 Study Area Facility Investigations Update

Nadia Hollan Burke
Remedial Project Manager
U.S. EPA





OU3 Study Area

Facility Investigations Overview

- Investigating chlorinated solvents (PCE, TCE, TCA)
- Review past practices and investigations (Research Report)
- Investigate current conditions (Work Plan)
 - Presence of solvents in soil gas?
 - Has it migrated down to groundwater or up to indoor air?
 - If so, what is extent (how far, how much)?
- Summarize results and determine if a source needs cleanup (Remedial Investigation Report)
- If so, conduct evaluation of cleanup alternatives (Feasibility Study)



OU3 Study Area

Facility Investigations Status

- **RI Work Ongoing (with AOCs)**
 - BDR Liquidating (formerly WAMCO/PAMCO):
1601 E. Madison (Baker Metal Products)
 - Arizona Public Service (APS): 2nd Ave Facilities
 - Salt River Project (SRP): 16th Street Facility
 - Cooper Industries/ArvinMeritor/Adobe Air:
500 S. 15th Street Facility
 - Phoenix Newspapers, Inc. (PNI):
120 E. Van Buren St. Facility
 - Paul McCoy's Laundry and Dry Cleaner:
1624 E. Washington St.



OU3 Study Area

Facility Investigations Update, cont'd.

■ **Negotiations Ongoing**

- Wabash National
- Walker Power Systems group of PRPs

■ **Negotiations Planned**

- Capitol Engineering: 415-419 S. 7th Street (@Southern Pacific Drive)
- Milum Textiles: 333 N. 7th Ave (@ Van Buren)
- Union Pacific: 1301 E. Harrison
- (Former) Westinghouse: 1824/1825 E. Jefferson

Status of Work

Facility	Research Report (RR)	Work Plan (WP)	Sampling	
SRP-- 1616 E. Lincoln St.(6/2/04)	Final (12/3/04)	Final (9/26/05)	On-going	
APS-- 502 2 nd Ave. etc. (7/29/04)	Final (4/22/05)	Final (4/22/05)	On-going	
Arvin/Adobe/ Cooper- 500 S. 15 th St. (10/4/04)	Final (6/10/05)	Final (7/19/06) Addendum (9/14/06)	First sampling completed in September	
BDR-- 1601 E. Madison St. (12/12/04)	Final (6/25/04)	Final (11/2/04)	Sampling completed—draft RI will be revised	
PNI-- 120 E. Van Buren St. (8/26/05)	Final (3/15/06)	Revised Draft 10/17/06	To be determined	
Paul McCoys —1624 E. Washington (3/8/06)	Combined with WP	Draft 9/19/06	To be determined	



OU3 Study Area

Facility Investigations Update, cont'd.

Focused RI/FS presentations

- AdobeAir /ArvinMeritor / Cooper
- Arizona Public Service
- Baker Metal Products
- Paul McCoy's Laundry
- Phoenix Newspapers
- Salt River Project

Joray Corporation / Kachina Testing Laboratories Facility

Kris Paschall
Remedial Project Manager
ADEQ

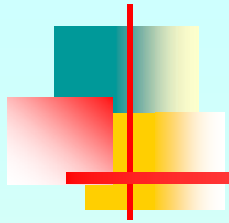




Review of Site Geology

John Kivett
Senior Geologist
LFR, Inc.

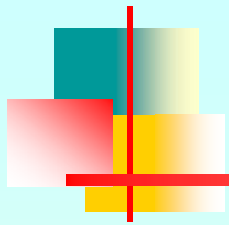




Q & A

Any questions or comments?





Technical Assistance Grant (TAG) Announcements

Mary Moore

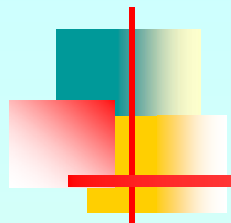
Vice President

Lindon Park Neighborhood Association

Mario Castaneda

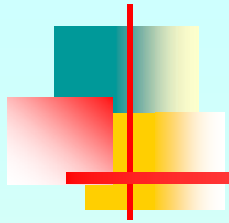
Technical Advisor





ADEQ and EPA Announcements

- Updating Community Involvement Plan
- Proposed Changes to Mailing List
- Changes to EPA Team
- Next CAG meeting November 8—
Results of OU1 and OU2 Five Year
Review



Final Call to Public

- Topics for the next meeting?
- Dates for the next meeting?

Future Meeting Plans/ Agenda Discussion

December 2006

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
31					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

January 2007

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
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28	29	30	31			

February 2007

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
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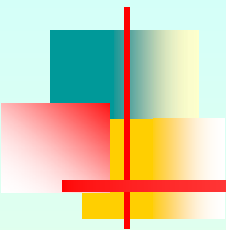
How to Contact U.S. EPA



Janet Rosati
Remedial Project
Manager
(415) 972-3165
rosati.janet@epa.gov

Viola Cooper
Community Involvement
Coordinator
(415) 972-3243
cooper.viola@epa.gov

Nadia Hollan Burke
Remedial Project
Manager
(415) 972-3187
hollan.nadia@epa.gov



Motorola 52nd Street Superfund Site

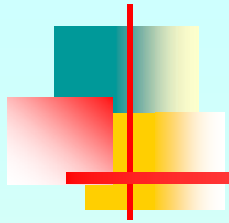
Community Advisory Group
November 1, 2006



**Arizona Department of
Environmental Quality**

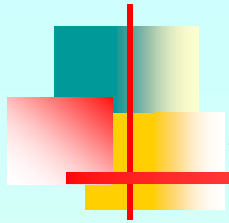


**U.S. Environmental
Protection Agency, Region 9**



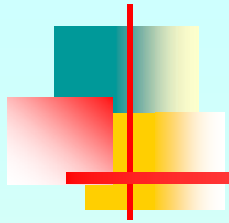
JORAY PRESENTATION OVERVIEW

- Historic Operations
- Facility Ownership
- Facility Location
- Unilateral Administrative Order (UAO)
- Facility Features, Processes, and Operations
- Chemical Use
- Potential and Known Sources
- Research Report
- Next Steps



JORAY: HISTORIC OPERATIONS

- Facility constructed in 1979 with one main building approximately 18,000 square feet
- Joray Corporation began operations in 1980 d/b/a Kachina Testing Laboratories
- From 1980 to 1999:
 - Testing and inspection of parts for aerospace industry (using COCs)
- From mid 1980's to 2000
 - Specialized material processing services (using COCs)
 - Cleaning of semiconductor industry machine tools (using COCs)

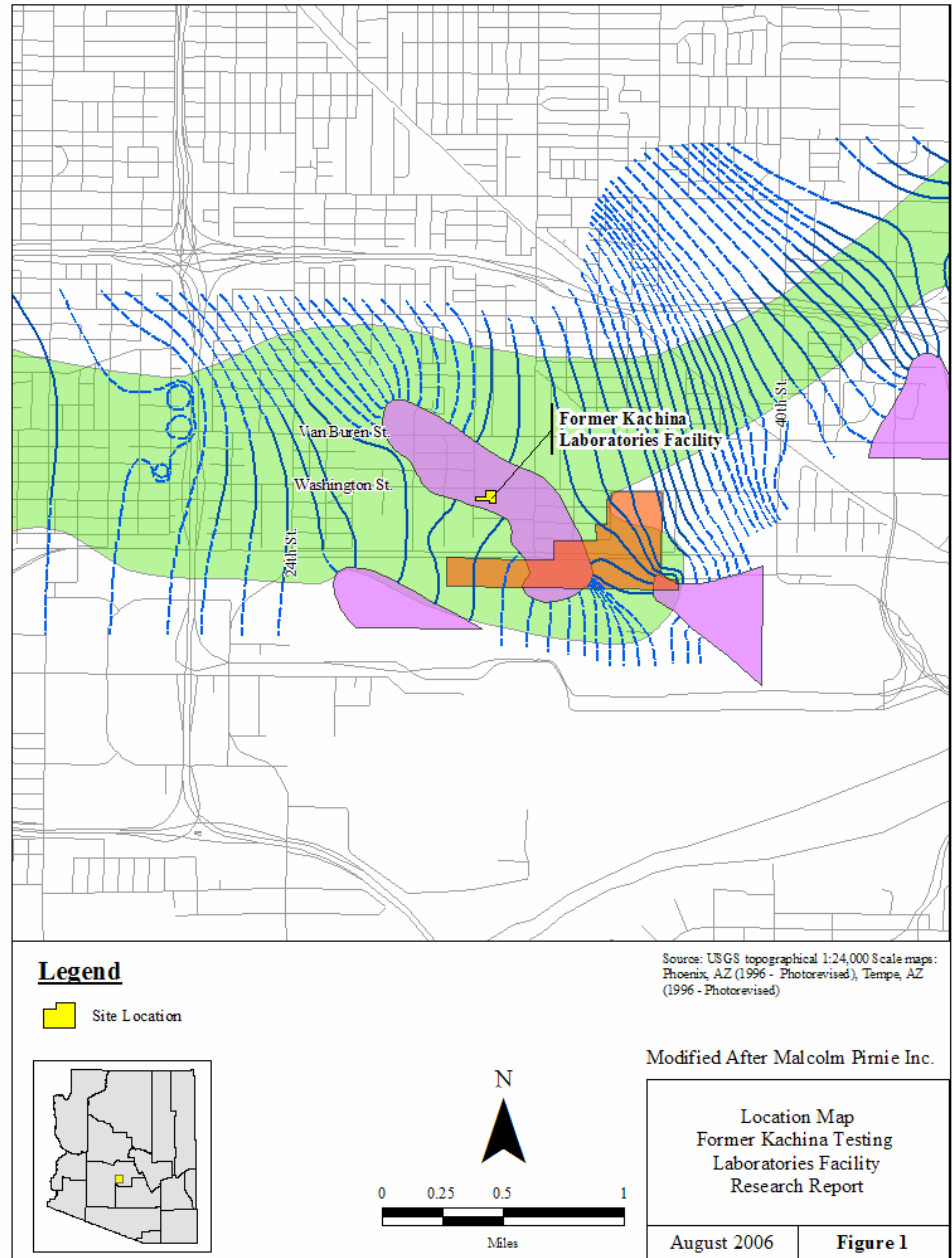


JORAY: FACILITY OWNERSHIP

- Joray ended its operations at the Facility by selling a portion of the business in 1999 and the remaining business was sold in 2000
- Joray Corporation is dissolved
- Semiray is the current operator of the Facility and is not required to participate in the investigation
- Joray recognized as Potentially Responsible Party (PRP)

JORAY

- Location
3025 and 3027
East Washington
Street
- Operable Unit 2
- Honeywell
34th Street Facility
- Groundwater Flow
generally east to west
- Bedrock Ridge
- 2005 Footprint

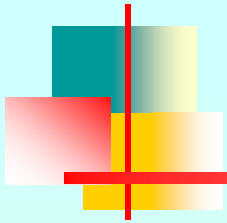


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JORAY: UNILATERAL ORDER

- July 6, 2004: ADEQ offered Joray the opportunity to negotiate an Administrative Order on Consent (AOC) to conduct a remedial investigation and feasibility study (RI/FS)
- August 16, 2004: Joray declined to conduct RI/FS
- March 1, 2005: ADEQ issued
 - Unilateral Administrative Order (UAO)
- Based on authority of ADEQ (§ 49-287(E)):
 - *The Director has determined that a release or the threat of a release of a hazardous substance from the Facility may present an imminent and substantial danger to the public health, welfare or the environment.*



JORAY: UNILATERAL ORDER

- UAO Requirements
 - Requires Joray to undertake certain remedial investigation, sampling, testing, and other information gathering activities
- Summary of UAO Deliverables:
 - Research Report
 - Conceptual Site Model (using existing site analytical data)
 - Remedial Investigation/Feasibility Study (RI/FS) Work Plan
 - RI Report
 - Future Land Use Report
 - FS Report



Joray: Facility Features

- Main Building
 - Offices/conference rooms
 - Laboratory and x-ray areas
 - Paint and application areas – vapor degreaser
 - Chemical processes areas - vapor degreaser
 - Testing areas
 - Shipping and receiving

- Outside of Building
 - Chemical and hazardous waste storage area (2,000 sq ft)
 - Hazardous waste area contains a sump
 - Wastewater treatment plant (35 gpm)
 - Air scrubber (20,000 cfm)
 - Underground Storage Tank (3,000 gal)
 - Stormwater collection chamber and two drywells

JORAY: POTENTIAL AND KNOWN SOURCES

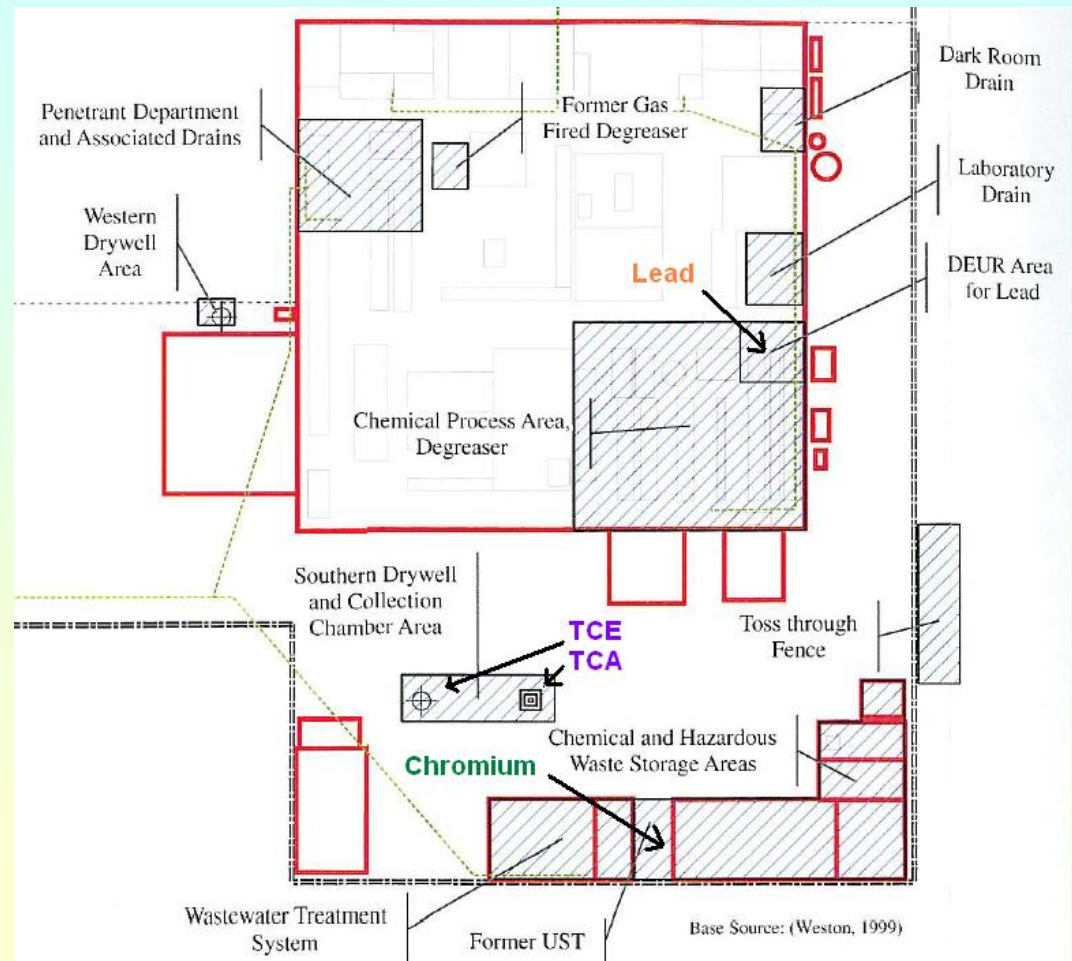
■ Potential Sources

- Hatched Areas

■ Known Sources

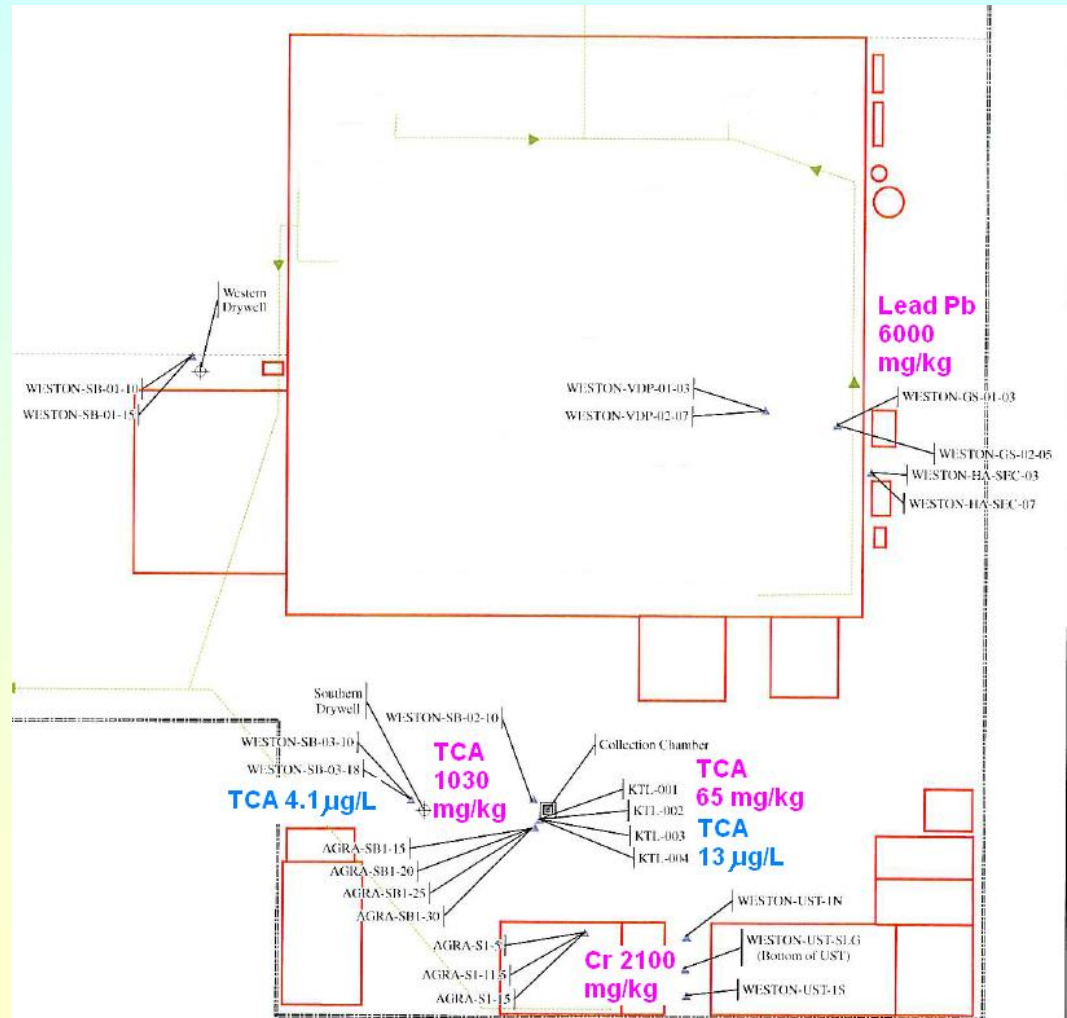
- Main Building
(**Lead** - soil)
- South Drywell
(**TCE, TCA** in well bottom and soil)
- Storage Area
(**Chromium** - soil)

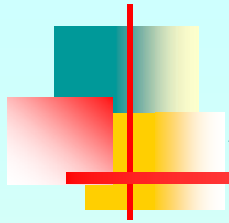
- Additional Sources pending final ADEQ review



JORAY: PREVIOUS INVESTIGATIONS

- Analytical Results
 - Soil
 - Waste Water in the Sumps





JORAY: RESEARCH REPORT

- Draft Research Report Submitted June 10, 2005
- ADEQ Comments and Direction Provided November 14, 2005
- Revised Research Report Submitted March 2006
- ADEQ Comments and Direction Provided June 26, 2006
- Final Research Report Submitted August 2006
- ADEQ Currently Reviewing Final Research Report



JORAY: NEXT STEPS

- ADEQ Review Final Research Report
- The soil area of the former UST needs to be further characterized and documented
- Western Drywell should be investigated further as it may have received contaminants
- Both the Southern Drywell and the Collection Box are known to have received approximately 5 gallons of TCE. Further characterization is needed to evaluate the impacts to soil and potential threat to groundwater